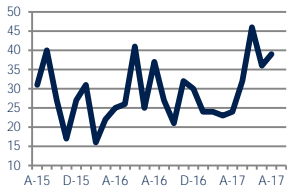


**Focus On:** Glenolden, Folcroft, and Norwood Housing Market

August 2017

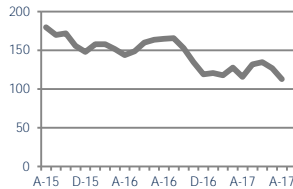
Zip Code(s): 19036, 19032 and 19074

**Units Sold**  
39



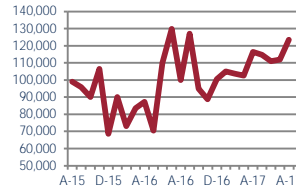
**Up 5%**  
Vs. Year Ago

**Active Inventory**  
113



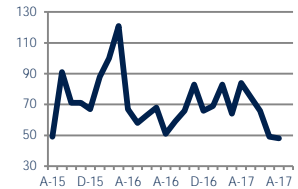
**Down -32%**  
Vs. Year Ago

**Median Sale Price**  
\$123,500



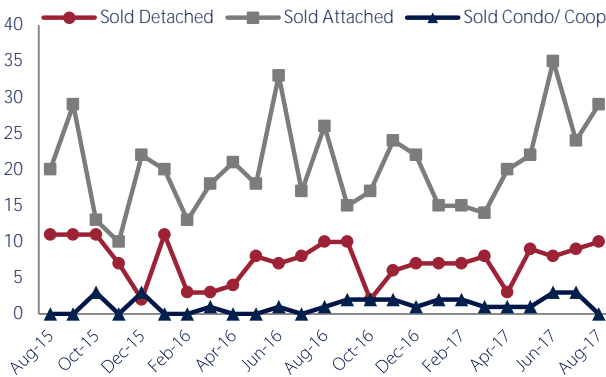
**Up 24%**  
Vs. Year Ago

**Days On Market**  
48



**Down -6%**  
Vs. Year Ago

**Units Sold\***



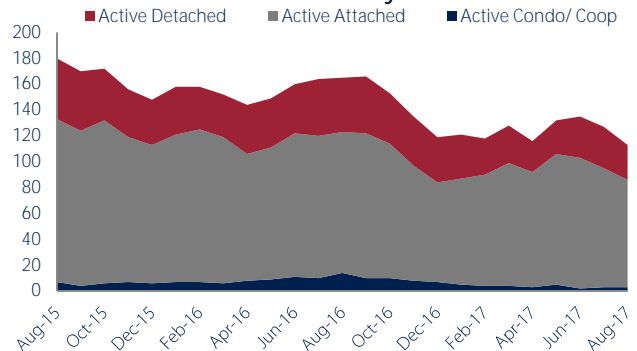
**Units Sold**

There was an increase in total units sold in August, with 39 sold this month in Glenolden, Folcroft, and Norwood versus 36 last month, an increase of 8%. This month's total units sold was higher than at this time last year, an increase of 5% versus August 2016.

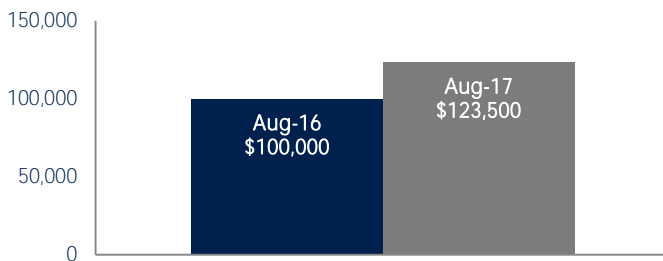
**Active Inventory**

Versus last year, the total number of homes available this month is lower by 52 units or 32%. The total number of active inventory this August was 113 compared to 165 in August 2016. This month's total of 113 is lower than the previous month's total supply of available inventory of 127, a decrease of 11%.

**Active Inventory\***



**Median Sale Price**



**Median Sale Price**

Last August, the median sale price for Glenolden, Folcroft, and Norwood Homes was \$100,000. This August, the median sale price was \$123,500, an increase of 24% or \$23,500 compared to last year. The current median sold price is 10% higher than in July.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

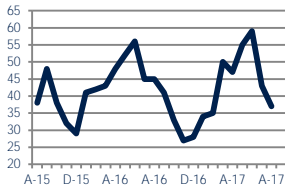
**Focus On:** Glenolden, Folcroft, and Norwood Housing Market

August 2017

Zip Code(s): 19036, 19032 and 19074

**New Listings**

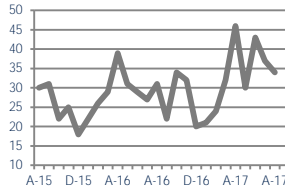
37



**Down -18%**  
Vs. Year Ago

**Current Contracts**

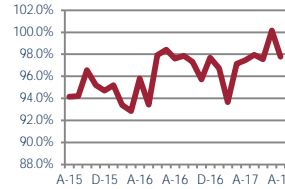
34



**Up 10%**  
Vs. Year Ago

**Sold Vs. List Price**

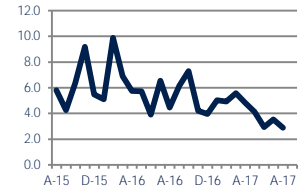
97.8%



**No Change**  
Vs. Year Ago

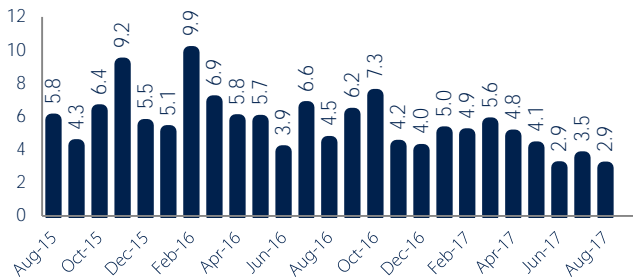
**Months of Supply**

2.9



**Down -35%**  
Vs. Year Ago

**Months Of Supply**



**Months of Supply**

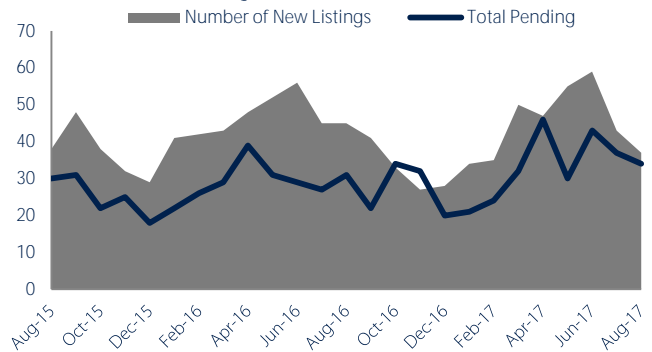
In August, there was 2.9 months of supply available in Glenolden, Folcroft, and Norwood, compared to 4.5 in August 2016. That is a decrease of 35% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

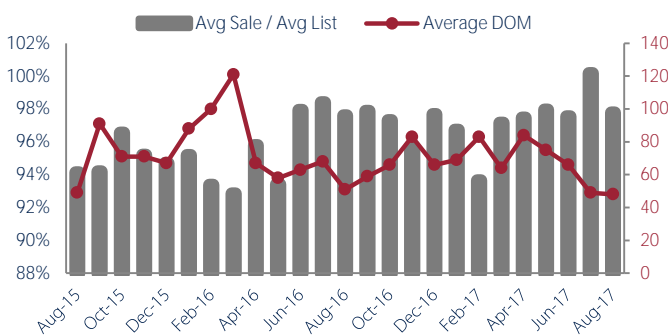
**New Listings & Current Contracts**

This month there were 37 homes newly listed for sale in Glenolden, Folcroft, and Norwood compared to 45 in August 2016, a decrease of 18%. There were 34 current contracts pending sale this August compared to 31 a year ago. The number of current contracts is 10% higher than last August.

**New Listings & Current Contracts**



**Sale Price/ List Price & DOM**



**Sale Price to List Price Ratio**

In August, the average sale price in Glenolden, Folcroft, and Norwood was 97.8% of the average list price, which is similar compared to a year ago.

**Days On Market**

This month, the average number of days on market was 48, lower than the average last year, which was 51, a decrease of 6%.